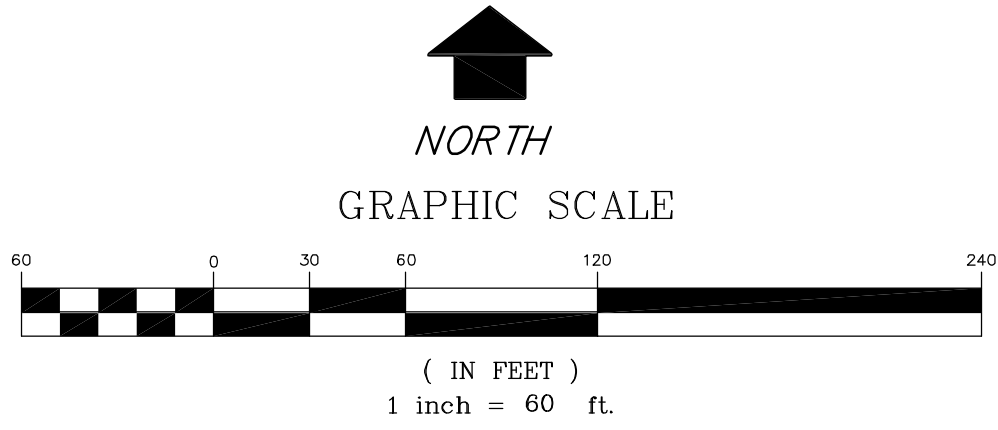


FOR RECORDED COVENANTS AND RESTRICTIONS,
SEE DOCUMENT NO 2008-030353

MINOR SUBDIVISION PLAT OF BEACH SUBDIVISION

"I AFFIRM UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO
REDACT EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT, UNLESS REQUIRED BY LAW."

NAME: _____



NOTES:

1. Owners/Subdivider:
Burlington Beach, LLC.
831 Washington St.
Michigan City, IN 46360
2. Engineer/Surveyor:
Duneland Group, Inc.
1498 Pope Court
Chesterton, IN 46304
3. This plat is based upon a parent survey by Duneland Group, Inc. which is recorded as Document Number 2006-035226 in the Office of the Recorder of Porter County, Indiana.
4. Survey Monuments:
5/8-inch diameter by 24-inch long re-rods with a red plastic cap inscribed with "TD SMITH LS# 20200047", and where practical 1/4-inch diameter by 2-inch long MAG-nails with a metal tag inscribed with "TD SMITH LS20200047" will be set as construction is completed at the following locations: at all lot corners and all angle points of lot lines, and points of curve of street right-of-way lines.
5. (XXXX) Addresses shown thusly
6. The Parcel Lies in Zone C Per FEMA Flood Insurance Rate Map Panel Numbers 180425 0070 B, 180425 0060 B, and 180425 0100 B Panel NOT Printed all dated APRIL 1, 1982.
7. The sources of title for this plat are Document Nos. 2006-036352, 2006-036353, and 2006-036354 in the Office of the Recorder of Porter County, Indiana.
8. Area of Beach Subdivision = 15.32 Acres
Area of dedicated Right-of-Way = 1.56 Acres

DEED OF DEDICATION:

The undersigned Jeffrey B. Katz as member for Burlington Beach, LLC., owner of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided said real estate in accordance with the attached plat. This subdivision shall be known and designated as Beach Subdivision. There are strips of ground of various widths shown on this plat and labeled as easements for various purposes. Utility easements are reserved for the use of public utilities for the installation of mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. Drainage easements are reserved for the use of the City and lot owners to provide for the construction, maintenance, and operation of drainage conduits, swales, channels, overflows, detention basins, or other runoff management facilities. (If other easements are shown, statements regarding their purpose and to whom they are granted shall be added here.) No permanent or other structures are to be erected or maintained upon said easements. Owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in this subdivision.

Witness our Hands and Seals this _____ day of _____, 20_____.

STATE OF INDIANA)

SS: COUNTY OF PORTER)

Before me, a Notary Public, in and for the said County and State, personally appeared _____ day of _____, 20_____, and acknowledged the execution of the foregoing as his voluntary act and deed on this _____ day of _____, 20_____.

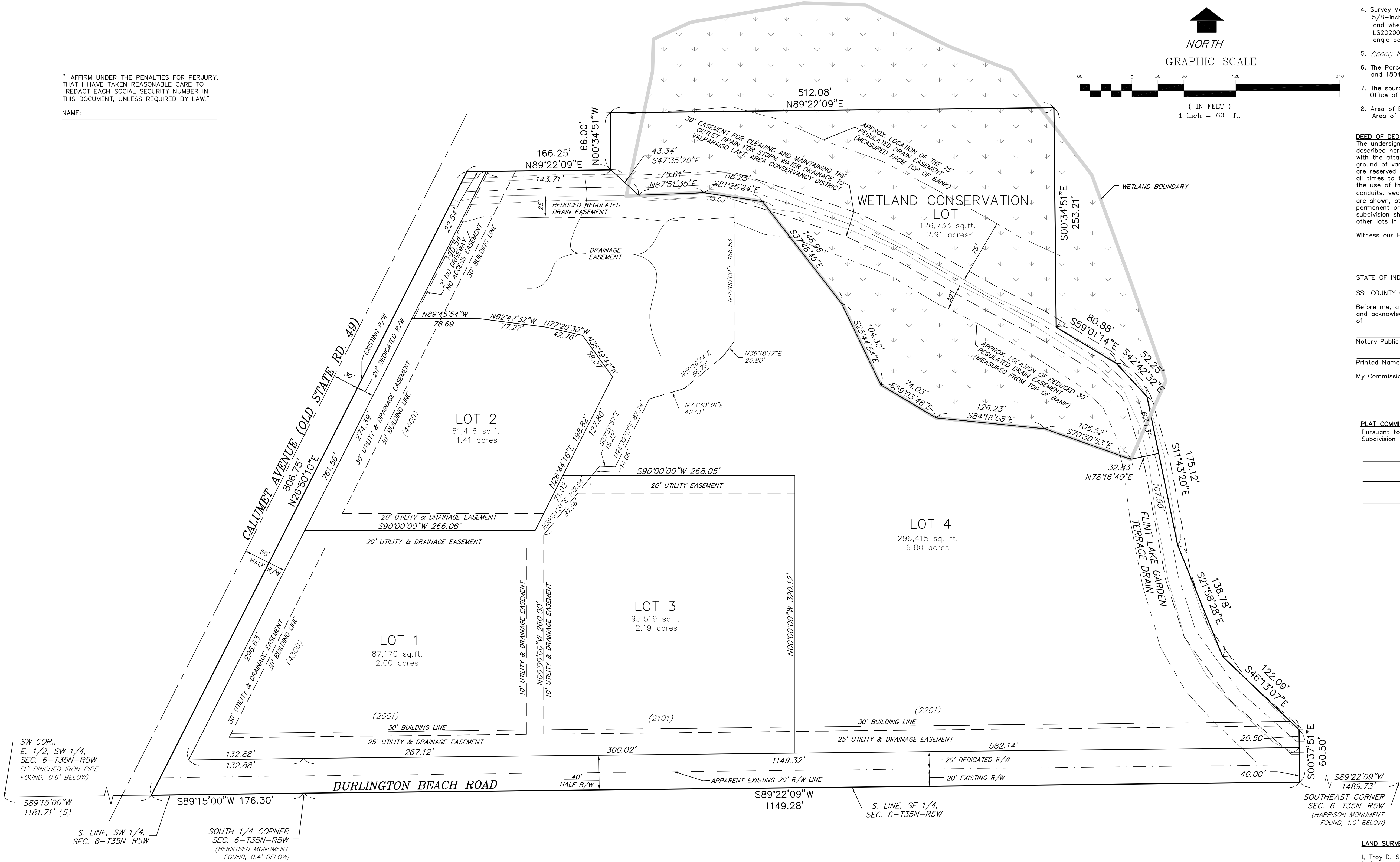
Notary Public

Printed Name

My Commission Expires:

PLAT COMMISSION CERTIFICATE

Pursuant to the Section 15.800 of the Unified Development Ordinance of the City of Valparaiso, Indiana, this Minor Subdivision Plat has been approved by the Plat Committee at a meeting held on _____, 2009.



LEGAL DESCRIPTION:

Part of Lot 13 of the plat of Flintville, as recorded in Misc. Record B, page 423 in the Office of the Recorder of Porter County, Indiana and also being part of the Southeast Quarter and part of the Southwest Quarter, all in Section 6, Township 35 North, Range 5 West, Second Principal Meridian, Porter County, Indiana, and being more particularly described as follows:

Beginning at the South Quarter corner of said Section 6; thence South 89 degrees 15 minutes 00 seconds West, 176.30 feet on and along the South line of the Southwest Quarter of said Section 6 to the intersection with the easterly right-of-way line of Calumet Avenue (Old State Road 49); thence North 26 degrees 50 minutes 10 seconds East, 806.75 feet on and along the easterly right-of-way line of the parent tract of land described in Document Number 94-28925 in the Office of the Recorder of Porter County, Indiana; thence on and along the lines of said parent tract the following three courses and distances: 1) thence North 89 degrees 22 minutes 09 seconds East, 166.25 feet; 2) thence North 00 degrees 34 minutes 51 seconds West, 66.00 feet; 3) thence North 89 degrees 22 minutes 09 seconds East, 512.08 feet to the intersection with a west line of a tract of real estate described to Hawthorne Communities, LLC in Document Number 2004-028241 in the Office of the Recorder; thence on and along the westerly lines of said Hawthorne Communities, LLC tract the following seven courses and distances: 1) thence South 00 degrees 34 minutes 51 seconds East, 253.21 feet; 2) thence South 59 degrees 01 minutes 14 seconds East, 80.88 feet; 3) thence South 42 degrees 42 minutes 32 seconds East, 52.25 feet; 4) thence South 11 degrees 43 minutes 20 seconds East, 175.12 feet; 5) thence South 21 degrees 58 minutes 28 seconds East, 138.78 feet; 6) thence South 46 degrees 13 minutes 07 seconds East, 122.09 feet; 7) thence South 00 degrees 37 minutes 51 seconds East, 60.50 feet to the intersection with the South line of the Southeast Quarter of said Section 6; thence South 89 degrees 22 minutes 09 seconds West, 1149.28 feet on and along the South line of said Southeast Quarter to the point of beginning, containing 16.88 acres, more or less, and subject to all legal rights-of-way and easements.

EASEMENT

The owners of Lots 1, 2, 3, and 4, hereby grant, each to the other, with respect to their respective Lots, for the common use and benefit of the other parties and permittees of such other parties, non-exclusive, irrevocable and perpetual easements in, to, over and across the Common Areas (as hereinafter defined) of the Lots for (1) ingress and egress to and from the Lot of the respective grantee to and from a public street; (2) (a) the passage of parking and vehicles, and (b) the passage and accommodation of pedestrians on such respective portions of the Common Areas of the Lots; (3) the construction, repair and maintenance of any and all utility lines and connections located on or adjacent to the Lots and required to service the Lots, provided, that, any work done with respect thereto shall be performed in such a manner so as to cause as little inconvenience to the other Lot as is reasonably possible and the Lot upon which such work was performed shall be returned to at least the same condition as existed prior to performance of work; and (4) storm water drainage. The term "Common Areas" as used herein, refers to all areas within the exterior boundaries of a Lot which are located outside of the buildings or structures located thereon, which areas are made available as provided for ingress, egress, vehicular and pedestrian traffic and parking and storm water drainage.

LAND SURVEYOR CERTIFICATE

I, Troy D. Smith, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that to the best of my knowledge, this plat conforms to the requirements of of the City of Valparaiso Unified Development Ordinance, and the Standards Manual; that the markers and monuments shown on the plat actually exist; and that their location, size, type and material are accurately shown.

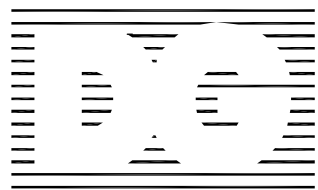
Date: _____
Troy D. Smith, Professional Land Surveyor #20200047

PARCEL IN THE SE 1/4 AND SW 1/4 OF
SEC. 6, T. 35N., R. 5W. OF THE 2nd
P.M., PORTER COUNTY, INDIANA

Date: 09/03/2009
QSEC: 1928 & 2028
Job No. 2313
Drawn: SCC/TDS

Sheet
of ONE

1



DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL dg@dunelandgroup.com